

Houston Planning Commission

Suburban Subcommittee Meeting

Monday, April 11, 2005

Summary

The meeting was called to order by the Chair, Shaukat Zakara. Members of the subcommittee introduced themselves. A review of the rules and procedures was given as well as the purpose and goals of the committee.

Those Present:

Antonio Flamenco
Clark Martinson
Mariela Alfonzo
Hashmet Wali
Kerry Gilbert
Sandy Collins
Zane Segal

Brenda Stardig Patrick
David L. Collins
Christy Smidt
Homer Clark
Paula Lenz
Shaukat Zakaria
Joel Marshall

Carla Wyatt
Irma Hernandez
Fazil Malik
James R. Jard
Robert Heinemen
Steve Spillette

Handouts:

Agenda, Sub-committee Procedures, Issue paper and a copy of Chapter 42 Planning Standards.

Goals & Objectives:

What elements of our urban rules would make sense in the suburbs? How do we support the character of suburban neighborhoods and still encourage and support change?

Discussion:

A brief synopsis of the re-write of Chapter 42 in 1996 was given. The focus of these rewrites was to set up the differentiation between Urban and Suburban. Specific policies were developed for the Urban area but not for the Suburban area.

Topic 1: Suburban rules to be discussed.

- New standards for street paving widths, by developing performance standards
- Review lot size and compensating open space (COS). Allowing a variety of densities

Topic 2: New Ideas

- Developments that propose clustering and the open space requirements
- Creating town centers that address retail, office and residential density
- Moving away from cookie cutter developments and designing more complex creative developments
- Developing to support the future rail centers

Questions:

How do we get Suburban developments closer to urban developments.

How do we address other ordinances that affect development? (Parking, Public Works and Engineering, Tree & Shrub, etc.)

Next steps:

The Planning Department will present projects that have been creative and sparked questions through variance request. We will review how these requests were addressed.